

the **rossetti** real estate review

February 2010

What a special two weeks we have had. Our visitors saw what a wonderful city Vancouver is!

We have been asked what effect the Olympics have had on our market. Although the Games have offered great exposure, it will be sometime before we see their long-term benefits.

As expected, inventory levels remained low, with fewer sellers listing their homes in the month of February. Buyers remained active, with total sales rising over January.

As the Paralympics end and we get closer to spring look for more homes to be listed. Changes in the mortgage rules by the Federal Government and the addition of the HST should keep first time buyers and builders active through much of the spring, continuing to drive the market. As these changes are implemented, and as interested rates are expected to rise in the second half of the year they will help moderate our market.

If you are thinking of making a move, either now or in the coming months, start planning now. Our team would be pleased to offer suggestions for preparing your home for the market and offer tips on renovations that offer the best return at resale.

Market Highlights:

February 2010 vs. February 2009

- Detached Sales up 69% (78 units sold up from 46)
- Townhome Sales up 20% (30 units sold up from 25)
- Apartment Sales up 18% (65 units sold up from 55)

Please let us know if we can be of any assistance for your real estate needs.

Sincerely,



Tony Rossetti

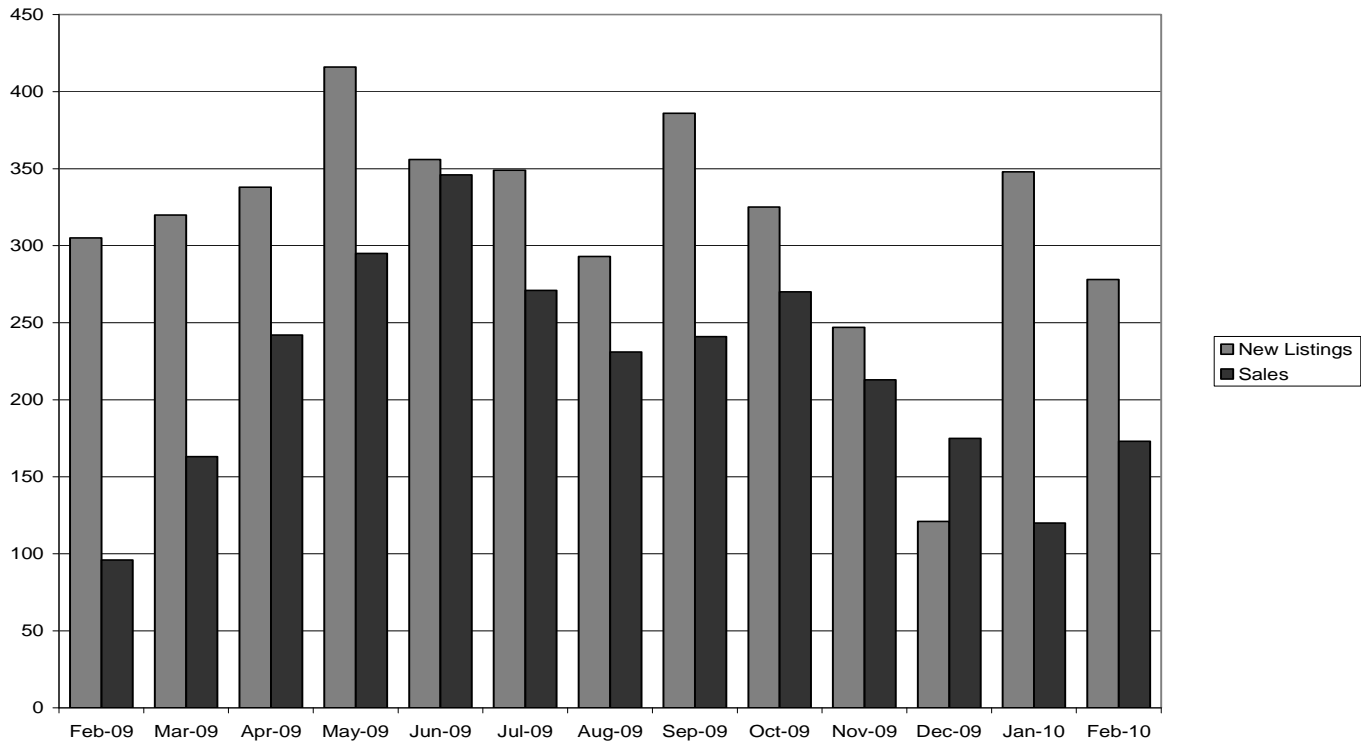
P.S. To get updates on listings, local real estate news, and more follow us on Facebook, Twitter, Youtube, or by our RSS feed. For more information visit our website at www.RealEstateNorthShore.com.



Data Source: Real Estate Board of Greater Vancouver Multiple Listing Service
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north vancouver **absorption** vs. new listings



Real Estate in the News:

Click on the article name below to link to the story.

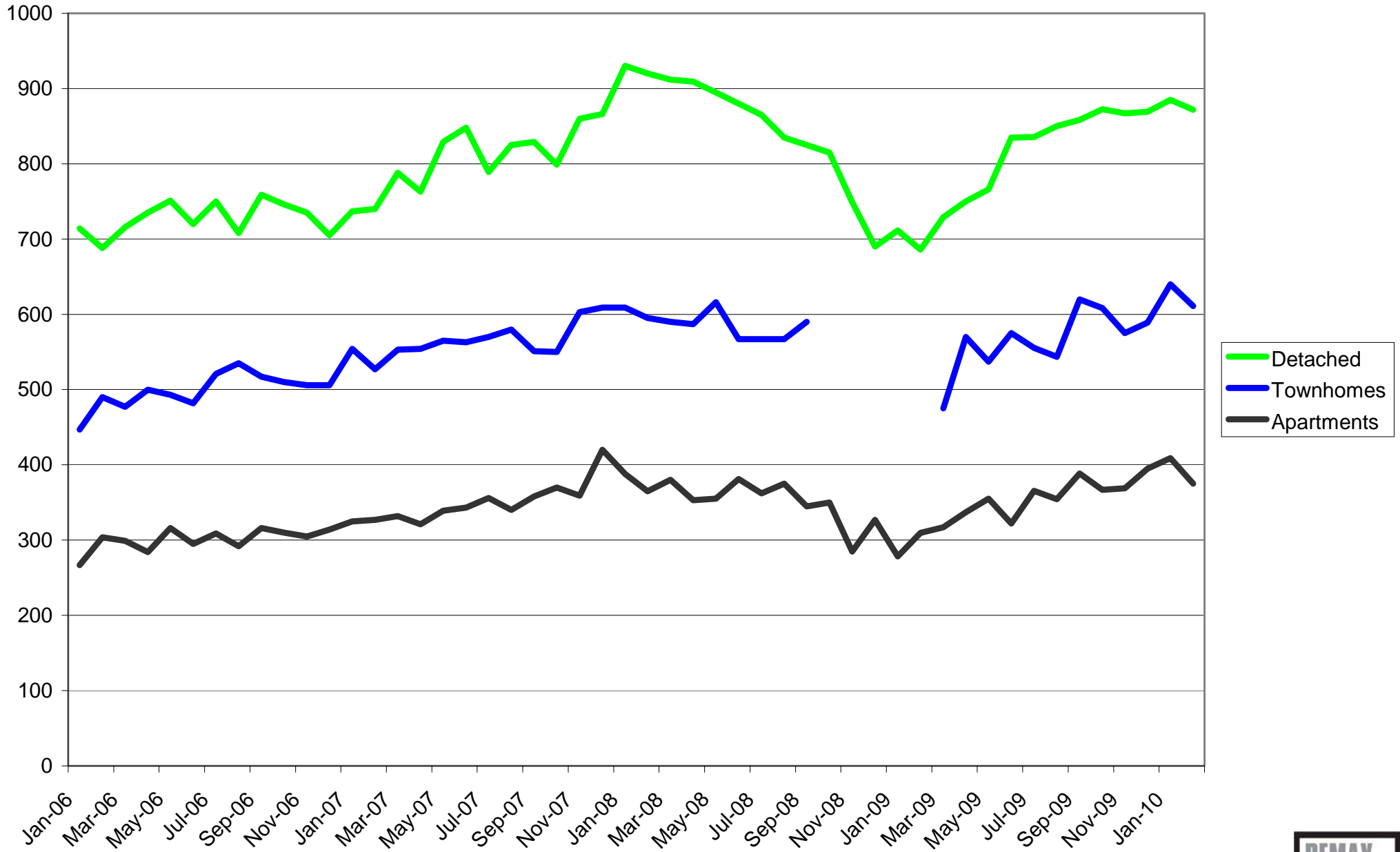
[“Home Sales Activity Strong Through Olympic Period”](#): REBGV

[“New Mortgage Rules”](#): by Paul Vieira, Financial Post

[“Bank of Canada Holds Rate, But Eyes Inflation”](#) : by Paul Vieira, Financial Post

If you are thinking of buying or selling in the coming year please give us a call at 604.983.2518. or visit: www.RealEstateNorthShore.com

North Vancouver Average Monthly Selling Prices (Median since Jan-06)



* Median selling prices are not reported for areas with less than 20 sales

